



EAGLE MOUNTAIN CITY COUNCIL MEETING AND REDEVELOPMENT AGENCY MEETING

May 17, 2016

Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

4:00 P.M. WORK SESSION – CITY COUNCIL CHAMBERS

ELECTED OFFICIALS PRESENT: Mayor Chris Pengra, Councilmembers Adam Bradley, Colby Curtis, Stephanie Gricius, Benjamin Reaves and Tom Westmoreland.

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Melanie Lahman, Deputy City Recorder; Linda Peterson, Communications & Community Relations Director; Jessica Alvarez, Human Resources Director; Aaron Sanborn, Management Analyst; Calvin Bergmann, Management Intern; Tayler Jensen, City Planner; Chris Trusty, City Engineer; Jeff Weber, Facilities and Operations Director; Brad Hickman, Parks and Recreation Director; Zac Hilton, Streets and Storm Water Director; Mack Straw, Public Utilities Director; Ross Fowlks, Fire Chief; Michael Burrows, Fire Captain; Eric McDowell, Sheriff's Deputy.

Mayor Pengra called the meeting to order at 4:07 p.m.

1. CITY ADMINISTRATOR INFORMATION ITEMS – This is an opportunity for the City Administrator to provide information to the City Council. These items are for information only and do not require action by the City Council.

2.

A. Discussion – UFA Wildland Fires, Battalion Chief Riley Pilgrim

This presentation followed the presentation on the Transportation Master Plan.

Chief Pilgrim reported that he and his team at the Unified Fire Authority (UFA) have been working on the Community Wildfire Protection Plan (CWPP) in this area for the last 18 months. He explained that a CWPP needs the participation of a community Fire Council to help design community education events, organize Firewise Days, keep the CWPP up-to-date and keep the community engaged in fire risk mitigation projects. Participation by a City Council member has been found in other communities to greatly increase the success of Fire Councils. He acknowledged Fred Peeples, an Eagle Mountain resident and former firefighter, who has been a driving force and has attended almost every community meeting.

Fire risk mitigation projects include educational events, fuel treatment and fuel elimination. Fire hazard mitigation can also qualify for Eagle Scout projects. The efforts put in by the community are tracked and contribute to the State match towards expenses of fighting a large fire.

Mayor Pengra stated Eagle Mountain is uniquely positioned, because it is part of the Unified Fire Authority Special Service District and has wildland interface. The district pays the cost of the City's State match. Fire Council participation reduces that match.

Chief Riley said the State is not expecting to collect any money. The State assessment is designed to encourage cities to put a value on the time and effort cities put into fire hazard mitigation. UFA is offering to pick up the cost for wildfires that burn into extended attack or outside of Federal lands, in return for the community putting the time and effort into reducing the risk. It empowers communities to take an active role in deciding where the risk is and figuring out how to reduce it.

Councilmember Reaves referred to Chief Riley's statement that the City has about a year to implement the program. He asked for more details about the process. Chief Riley said the program operates mostly in the summer, so most of the activity will take place between now and October. About forty seasonal UFA employees will do a lot of the project work. Once the Fire Council is formally created, there will be an initial meeting to set up the vision and direction for the program. In additional meetings, the CWPP will be designed. The second phase is the implementation of higher-risk mitigation projects. Phases 2, 3 and 4 implement progressively lower-risk projects. The timeline is flexible because the seasonal employees are also firefighters who may be unavailable for weeks at a time fighting fires.

Bri Binnebose, the Urban Interface Coordinator for the Utah Division of Forestry, Fire and State Lands, pointed out that Eagle Mountain already has a CWPP in place. The Fire Council needs to be formally organized. As soon as possible, a Council needs to come together and schedule meetings and projects. More detailed planning can take place during the winter.

Councilmember Reaves asked about the recent legislation Ms. Binnebose referred to. Chief Pilgrim said the Legislature's HB 56 in 2015 charged the Division of Forestry, Fire and State Lands with creating a strategy to deal with catastrophic wildfire. In 2016, the Legislature passed SB 122, permitting municipalities to cooperate with the State, as counties have been able to do. Additionally, SB 212 provided one-time additional funding for fire suppression. The Division also plans to be more aggressive in recovering costs for human-caused fires. The money recovered will be added to the fire suppression fund.

Mayor Pengra selected Councilmembers Bradley and Reaves to lead the Fire Council and work with Ms. Binnebose.

B. Presentation – Transportation Master Plan, InterPlan

Representatives of InterPlan, which is now part of Parametrix, explained the draft plan was developed with the help of a stakeholder committee composed of City staff, members of the Planning Commission, and SITLA. They presented the draft plan at recent an open house in Eagle Mountain. The final draft incorporated the public comments they received.

InterPlan looked at the existing road network and modeled City traffic flow. At the moment, traffic flow is within level-of-service standards. InterPlan modeled traffic out to

2040 to determine what future road network would adequately service the expected growth. They designed a future network in collaboration with City staff.

They reviewed the cross-section standards for each roadway type and the corridor preservation on Cory Wride Highway, making recommendations for each. Kai Tohinaka, a Transportation Planner, said a master transportation plan is a long-range document which is expected to be adjusted with time.

Councilmember Curtis asked whether the plan assumes Eagle Mountain will grow into a metropolitan area or will continue to have a small-town profile. Mr. Tohinaka responded they worked with City staff to generate socio-economic data to input into a future transportation model geared toward the City's plans for a rural feel.

Councilmember Curtis asked City Attorney Jeremy Cook how binding a master transportation plan is. Mr. Cook said it can be amended to accommodate future changes.

Mr. Tohinaka pointed out this is a phased plan, for ten, twenty and thirty-year projects. Those which are added to the Capital Facilities Plan would be more binding.

Mr. Trusty stated this isn't an action item. It's a preview for the Council preceding a public hearing and adoption of the plan. The City needs a transportation plan to establish its level of service, in order to determine what service improvements can be funded through impact fees.

Councilmember Curtis asked Mr. Trusty to generate comparables with other cities for impact fees and/or levels of service, whichever would indicate how comparable Eagle Mountain is with other cities.

Mayor Pengra asked Mr. Trusty asked if InterPlan or UDOT did the traffic counts for the plan. Mr. Tohinaka said InterPlan's consultant did the traffic counts in May, 2014. Mayor Pengra stated the traffic count would be higher now than it was two years ago.

Councilmember Bradley asked about gaps in transportation service. He felt Airport Road should be a priority, to create another useful access to Cory Wride Highway. Mr. Trusty responded that he agrees and he's spoken to the consultant about it.

Councilmember Bradley asked whether the City's plan coordinates with landowners' plans, particularly SITLA's plans. Mr. Tohinaka stated InterPlan consulted with the landowners in 2014 and received a copy of SITLA's plan.

Councilmember Reaves asked if their plans have been updated. Mayor Pengra said SITLA's plan hasn't changed, but it would be good to talk to the current developer of their land.

Councilmember Bradley asked why SITLA recommended a bypass road off of Pony Express Parkway. Elise Erler of SITLA stated Pony Express Parkway was planned as a residential road. The bypass would accommodate higher-speed traffic. She said Ivory Homes, the developer, will be presenting a preliminary plat in the next few months. She'll ask them to include drawings of the entire plan along with the plat.

3. AGENDA REVIEW – The City Council reviewed items on the Consent Agenda and Policy Session Agenda.

11. MINUTES – May 3, 2016 – Regular City Council Meeting.

Councilmember Curtis requested a correction to the May 3, 2016 minutes. His intent at that meeting was to ask whether there were consequences to having too few members on the Youth Council Committee of Advisors, rather than too many.

14. ORDINANCE – Adoption of an Ordinance of Eagle Mountain City, Utah, Amending the Fiscal Year 2015-2016 Budget.

Assistant City Administrator/Finance Director Paul Jerome pointed out that the majority of the amendments being presented were for growth-related projects, such as the water transmission line in the North Service Area. Impact fees for assessment areas 2000-1 and 2013-1 paid off more than was expected. The Dispatch building assessment was paid over two fiscal years. The grant for sports lighting at Cory Wride Park and the Community Development basement renovation were also growth-related. These amounts accounted for 93% of the final budget amendments.

Councilmember Bradley asked why there was no budget for the Dispatch building. Mr. Pili explained the City appropriation was made in 2015, but the City chose to carry part of the cost over and pay the cost in two fiscal years.

Councilmember Bradley wanted to know what the SeamlessDocs renewal was and why the cost doubled from the original estimate. Communications & Community Relations Director Linda Peterson said the City evaluated the software in the beginning, then decided to make a multi-year purchase of the software license. Mr. Pili said the \$5,000 was an estimate used as a placeholder.

Councilmember Bradley asked why furniture for the Community Development Building was being added as an amendment rather than budgeted with the construction agreement. Mr. Trusty said only the cost of the basement remodel was included in the original budget amendment. The first estimate he received for furniture was approximately \$73,000. It's been reduced to less than \$45,000.

Councilmember Gricius asked if most of these amendments were items that had already been approved and paid. Mr. Jerome responded they were primarily growth items and previous approvals.

Councilmember Curtis felt he was being required to approve items that were approved before he was elected. Mayor Pengra clarified these amendments were for tracking purposes, to create a clear paper trail.

Mr. Pili noted the City used to do budget amendments nearly every other month. That's been streamlined. Now budget amendments almost always document decisions that the Council already made.

Mayor Pengra stated that part of his campaign platform was not to have budget amendments. He's found that, although he dislikes them, they can't be entirely eliminated. They're often either compulsory or beyond the City's control.

Councilmember Curtis asked about projects, like the skate park improvements, he thought were coming from the utility sale proceeds and are budgeted elsewhere. Mr. Jerome said money was budgeted for this fiscal year, which will be supplemented by a grant, which has to be expensed through the General Fund.

Councilmember Curtis asked how the City could have enough growth to support almost doubling the General Fund. Mr. Jerome said only about \$400,000 affected the General Fund. The other amendments affected other funds.

15. ORDINANCE – Consideration of an Ordinance of Eagle Mountain City, Utah, Adopting the Eagle Mountain City Fiscal Year 2016-2017 Budget.

Mr. Jerome described the changes made since the budget was last brought to the Council. The City is no longer collecting fees for trees in the SilverLake subdivision, so that revenue line has been removed. The fire incident payment line was increased to reflect the increase in calls due to the continued growth of the City. He received a request from the Military and Veterans Board for \$4,050, which included increases for the Veterans' Breakfast, Pony Express Days, school supplies for children of service members, and a library book.

Councilmember Gricius explained that the Board thought they had \$2000 for the breakfast last year, so that's the amount they requested this year. The library book money is to allow them to purchase a special edition book for the library each year. Discussion continued on the Military and Veterans Advisory Board budget.

Mr. Jerome stated the changes to the General Fund budget totaled a reduction of \$15,738.

The changes to the Enterprise Funds amounted to only about \$4,000, primarily due to a reduction in paper and mailing costs. The newsletter is going to a digital-only format in the Fall. The Public Information and Utility Billing Departments will have changes in personnel costs due to a reorganization of those departments.

The only change to the Debt Service Fund was a reduction of the amount due to the General Fund from SID 98-1 for the amount of a rebate of approximately \$400,000.

The Impact Fee Fund changed to take into consideration the recent increase in the park impact fee, which will take effect on July 1.

The Capital Projects Fund wasn't included in the information provided to the Council because the change, the removal of the bike boulevard, was discussed in the last meeting.

Councilmember Bradley asked how to avoid budget amendments, perhaps by better forecasting next year and avoiding under-budgeting. Mr. Jerome responded some amendments are due to population growth, which improves the City's ability to provide services to the residents. However, budget amendments as a whole have little to do with the General Fund. The Finance Department tries to consider trends in growth to forecast the budget properly.

Mr. Pili stated the Finance Department is the messenger of unfortunate news, but they do a good job of keeping the numbers in order. The Administration Department determines the final budget amounts. He noted the City has faced downturns and Administration knows how to handle them.

Mayor Pengra stated there is nowhere in the budget where a decrease in revenues would make the City unable to meet its responsibilities.

Councilmember Gricius had questions about several line items. Mr. Jerome and the relevant department heads answered her questions.

Councilmember Curtis thanked Mr. Jerome for compiling the budget and working with all of the Councilmembers on their concerns.

16. ORDINANCE – Consideration of an Ordinance of Eagle Mountain City, Utah, Amending Chapter 17.100.040 of the Eagle Mountain Municipal Code for Master Site Plans and Chapter 17.60 for Landscaping, Buffering, Fencing and Transitioning.

City Planner Tayler Jensen said the amendment to Chapter 17.100.40 would allow master site plans to serve as preliminary plats for commercial developments, as they do for industrial developments. The Planning Commission recommended approval.

The amendment to Chapter 17.60 would require masonry walls or commercial developments when they border residential or agricultural developments or zones. The Planning Commission recommended approval.

Councilmember Curtis asked how, in practical terms, allowing master site plans to serve as preliminary plats would streamline the approval process. Mr. Jensen responded a master site plan and a preliminary plat show virtually the same information, so the change would eliminate an unnecessary step in the approval process.

17. AGREEMENT – Consideration of a Professional Service Agreement with Langvardt Design Group LLC, for Phase 1B of the Cory Wride Memorial Park.

Parks and Recreation Director Brad Hickman stated the agreement being considered only covered design work on Phase 1B. No construction work would be approved by voting on this agreement. The Parks and Recreation Department is anxious to complete the design work and move ahead with the project.

The agreement includes two fees. The design development fee includes taking recommendations from staff, Council and others, then creating a detailed design, down to the colors and numbers of the smallest amenities. The second and larger fee is for the creation of detailed construction documents. Both fees are “not to exceed” fees. They will be decreased if the park amenities are reduced.

Councilmember Curtis asked how the contract would accommodate the elimination of amenities. Mr. Hickman said it would depend on whether the item was removed or postponed.

18. RESOLUTION – Consideration of a Resolution of Eagle Mountain City, Adopting a Neighborhood Matching Grant Program.

Management Analyst Aaron Sanborn stated this program will use the \$1M allocation from the utility sale proceeds for a matching program to help neighborhood groups improve their parks. The groups will complete an application, which will be evaluated by the Parks and Recreation

Advisory Board. The applications approved by the Board will be brought to the City Council for final approval.

4. ADJOURN TO A CLOSED EXECUTIVE SESSION

No Closed Executive Session was held.

Mayor Pengra adjourned the meeting at 6:35 p.m.

7:00 P.M. POLICY SESSION – CITY COUNCIL CHAMBERS

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Melanie Lahman, Deputy City Recorder; Linda Peterson, Communications & Community Relations Director; Chris Trusty, City Engineer; Brad Hickman, Parks and Recreation Director; Tayler Jensen, City Planner; Ikani Taumoepeau, Economic Development Director; Ross Fowlks, Fire Chief; Michael Burrows, Fire Captain; Eric McDowell, Sheriff's Deputy.

5. CALL TO ORDER

Mayor Pengra called the meeting to order at 7:08 p.m.

6. PLEDGE OF ALLEGIANCE

Boy Scout Troop 1061 presented a flag ceremony.

7. INFORMATION ITEMS/UPCOMING EVENTS

- **Pony Express Days** – Pony Express Days will be held from June 1st to 4th. Registration is open for parade entries and the 5K Charity Run. A few spots have become available for vendor booths. Please contact Dawn in the Events department if interested in a booth. Other activities include a free Family Fun Night, the new and improved carnival, and fireworks. Visit emcity.org/ped for information.
- **Pony Express Rodeo Arena** – Check out upcoming events at the Pony Express Rodeo Arena at www.ponyexpressspecialevents.com. Events include the rodeo, demolition derby, and Endurocross.
- **Cemetery Inauguration Ceremony** – The City will hold an Inauguration Ceremony at the Pony Express Memorial Cemetery on Monday, May 30 (Memorial Day) from 10:00 a.m. to approximately 10:45 a.m. This ceremony follows the completion of the entrance monument to the cemetery.
- **Successful Gardening** – Learn how to have a garden that uses very little water, produces huge volumes of food, uses no chemicals, no purchased fertilizer, is never tilled, and gets rid of 95 percent of weeds forever! Caleb Warnock, the bestselling author of 16 books on natural gardening and self-reliance, will present information and show the demonstration garden he has created using City-owned open space in Eagle Mountain on Thursday, May 19 from 6:30 to 9:30 p.m. at City Hall.
- **Rain Barrels** – Eagle Mountain City is participating in the Utah Rivers Council's 2016 RainHarvest program. Discounted rain barrels are available to Eagle Mountain residents for

\$50 (quantities are limited). Pre-order your barrels now at: www.savesomethingutah.org. The barrels will be distributed on June 23 at City Hall from 5:00-8:00 p.m.

- **Splash Pad Opening** – The splash pad at Nolen Park will open for the season on May 20. The splash pad typically stays open through mid-October.
- **Cultural Diversity Celebration** – The Eagle Mountain Public Library and the Eagle Mountain Arts Alliance have partnered to host a free community event celebrating cultural diversity on Saturday, May 21 from 11:00 a.m. to 4:00 p.m. at City Hall. Activities include cultural displays, music, dancing, entertainment, the Food Truck Underground, storytelling, and more.

8. **PUBLIC COMMENTS** – Time has been set aside for the public to express their ideas, concerns and comments.

Marianne Smith said the baseball diamond lights at Wride Park were amazing. She will be happier about them when the timer is fixed, so they turn off at night. She was pleased that the sewer line along Pony Express Parkway was completed.

Melissa Smith spoke on behalf of the Miss Eagle Mountain Scholarship Pageant. She co-founded the pageant in 2003, and the 13th queen was just crowned. She wanted to emphasize the scholarship program and the mentorship offered by the pageant. In 2009, when Kim Onions was selected Miss Eagle Mountain, Sadie Huish was her Little Miss. Sadie was dealing with cancer at the time. Representatives of the Miss Utah organization visited her home and presented her with the white Little Miss dress and tiara she would have worn in the Miss Utah Pageant if she had been well enough. When she passed away, she was laid to rest in the white dress. Ms. Smith thanked the City Council for continuing to support the Miss Eagle Mountain Scholarship Pageant.

Wendy Lojik also spoke about the Miss Eagle Mountain Scholarship Pageant. The Miss Eagle Mountain and Miss Utah pageants are part of the Miss America Program. The Miss America program is a nonprofit organization which is the largest provider of scholarship assistance to young women in the United States. The contestants contribute tens of thousands of dollars' worth of community service each year. All contestants are required to donate hours of service and raise funds to benefit charity.

9. **CITY COUNCIL/MAYOR'S ITEMS** – Time has been set aside for the City Council and Mayor to make comments.

Councilmember Gricius

Councilmember Gricius thanked everyone for attending the meeting. She went to the UFA Fire School last week and loved it. It gave her a new respect for the work firefighters do.

Councilmember Westmoreland

Councilmember Westmoreland welcomed everyone and invited them to attend the Memorial Day inauguration of the Pony Express Memorial Cemetery.

Councilmember Reaves

Councilmember Reaves thanked everyone for attending and thanked the Boy Scouts for the flag ceremony. He also thanked those who spoke about the Miss Eagle Mountain Pageant. He felt the most important part of the program was the educational and leadership opportunities it provided. He appreciated the great work done by the Fire Department and the Sheriff's Office.

Councilmember Bradley

Councilmember Bradley welcomed everyone and said he felt the meetings that don't have a flag ceremony are lacking something. He was reminded this week of the value of the City's being part of UFA. Eagle Mountain's crew was busy, so a Riverton crew responded to an alarm in his neighborhood. He thanked everyone who made Youth Soccer so successful this year. He thanked those who attended the Eagle Mountain Business Forum and invited others to join.

Councilmember Curtis

Councilmember Curtis thanked Miss Eagle Mountain and the organizers of the Scholarship Pageant for the work they do. He enjoyed his experience with Fire School and expressed appreciation for emergency responders. He encouraged youth to join the Youth Council.

Mayor Pengra

Mayor Pengra was pleased to have Boy Scouts, members of multiple boards, prior Councilmembers, neighbors, residents, prior volunteers, Miss Eagle Mountain, prior employees, firefighters and Sheriff's deputies all in attendance at the meeting.

10. INTRODUCTION / REPORT – Introduction of Miss Eagle Mountain 2016 Kaylie Blacka and report from Miss Eagle Mountain 2015 Ella Barlow.

Kaylie Blacka, Miss Eagle Mountain 2016, stated her platform was Coping with Bullying. She felt young children are affected by bullying and the effects remain through their lives. She wanted to teach children positive ways to react to it. Her attendants, Sarah Hafen and Courtney Reall, introduced themselves.

Ella Barlow, Miss Eagle Mountain 2015, presented each Councilmember with a packet describing her year of service. She worked with the Christmas Box House, which helps foster and abused children, went to many City events and local parades, and helped with the Miss America project to provide shoes for people in Burkina Faso, West Africa.

11. PRESENTATION – Paraprofessional Certificate Presented to Michele Graves by Nancy Haight, Representing the Utah Library Association.

Ms. Haight stated, in order to earn this certification, Ms. Graves had to demonstrate professional management, development and education in four areas: library service, public service, technology and administrative management. She has participated in many workshops and has served in several professional organizations.

CONSENT AGENDA

12. MINUTES
 - A. May 3, 2016 – Regular City Council Meeting
13. BOND RELEASE – Into Warranty
 - A. Evans Ranch, Plat A
14. BOND RELEASES – Out of Warranty
 - A. Evans Ranch, Plat B2
 - B. Evans Ranch, Plat B3

MOTION: *Councilmember Curtis moved to approve the Consent Agenda, with the correction to the minutes he requested during Work Session. Councilmember Westmoreland seconded the motion. Those voting aye: Adam Bradley, Colby Curtis, Stephanie Gricius, Benjamin Reaves and Tom Westmoreland. The motion passed with a unanimous vote.*

The correction referred to was on page 1 of the minutes. The question he asked at that meeting was whether there would be a consequence for operating the Youth Council Committee of Advisors with too few members, not too many as was stated in the draft minutes.

SCHEDULED ITEMS

PUBLIC HEARING

15. ORDINANCE – Adoption of an Ordinance of Eagle Mountain City, Utah, Amending the Fiscal Year 2015-2016 Budget.

This item was presented by Assistant City Administrator/Finance Director Paul Jerome. State statute requires the City to amend its budget to appropriate funds for increased expenses. The proposed ordinance amends the fiscal year 2015-2016 budget for increases in the General Government, Enterprise, Capital Projects, Debt Service and Impact Fees Funds.

Just over half of the \$7M in amendments was related to the growth of the City's population. There were also amendments related to higher than expected payments to the City on special improvement district assessments. Almost \$1M was due to impact fee reimbursement agreements. Specific capital improvement projects included the North Service Area water transmission line for \$1.85M, the grant for the lights at the Cory Wride Park ball fields, the remodeling of the Community Development basement renovation and half of the City's obligation towards the new Utah Valley Dispatch building. Less than \$400,000 of the amendments affected the General Fund.

Mayor Pengra opened the public hearing at 8:06 p.m.

Sam Allen requested that the Council not approve the amendment approving a payment for bleachers for the Pony Express Special Events Committee, as he couldn't find any evidence that they are a legitimate 501(c)3 charity.

Mayor Pengra stated the bleacher payment was not paid to the committee. It was a purchase of an improvement to the rodeo arena, which is City property.

Wendy Lojik said she was the original incorporator of the Pony Express Special Events Committee. The committee's attorney confirmed its 501(c)3 status. She reported that every dollar the committee earns is donated to the City facility.

Mayor Pengra closed the public hearing at 8:14 p.m.

Councilmember Bradley stated, although he has always supported the Special Events Committee's work, he never voted for or supported any payments for the bleachers at the rodeo grounds because the committee said they wouldn't ask for any more money. However, the money was paid to the owners of the bleachers. This amendment is for transparency, so the payment is clearly documented.

Councilmember Reaves assured the public the money the City receives is being carefully managed. He felt the Mayor and staff are doing a great job of running the City.

MOTION: *Councilmember Bradley moved to adopt an Ordinance of Eagle Mountain City, Utah, amending the fiscal year 2015-2016 budget. Councilmember Reaves seconded the motion. Those voting aye: Adam Bradley, Colby Curtis, Stephanie Gricius, Benjamin Reaves and Tom Westmoreland. The motion passed with a unanimous vote.*

PUBLIC HEARING

16. ORDINANCE – Consideration of an Ordinance of Eagle Mountain City, Utah, Adopting the Eagle Mountain City Fiscal Year 2016-2017 Budget.

This item was presented by Assistant City Administrator/Finance Director Paul Jerome. State statute requires that the City Council hold a public hearing on the proposed budget and that the final budget be adopted by June 22. The tentative budget was adopted by the City Council on May 3, 2016. The final budget will be the document that governs the expenditures for FY 2016-2017.

Mr. Jerome reviewed the changes made since the last posted version of the budget. There was a \$25,000 reduction in the collection of fees for tree planting, because that is being done by developers now. There was an increase in fire incident payments from Utah County to offset fees paid to Utah County Dispatch for fire calls. The budget for the Military and Veterans Board was posted as \$2,600; however, Mr. Jerome received an increased request this morning. There was also an adjusting entry in the fund balance to bring the difference between revenues and expenditures to zero.

Mayor Pengra invited Lois Leikam, representing the Military and Veterans Board, to explain the Board's budget request. Ms. Leikam listed the following:

- \$300 for Pony Express Days activities
- \$2000 for the Veterans' Breakfast
- \$350 for yellow ribbons and flags for the welcome home processions for military personnel
- \$350 for care packages for deployed service members
- \$150 for school supplies for children of wounded veterans
- \$800 for the American Legion Boys' and Girls' State program
- \$100 for a book for the Library

Mayor Pengra encouraged the Military and Veterans Board to contact local businesses for donations for the Veterans' Breakfast.

City Recorder Finn Kofoed explained there were supplies left over after last year's Pony Express Days, which were going to be donated to the Board, but the weather and some logistics were problematic. The City plans to help with this year's breakfast. There was a concern about multiple Eagle Mountain boards asking for donations from local business, so the Military and Veterans Board has been asked to work with the Events Department on the breakfast.

Mayor Pengra opened the public hearing at 8:48 p.m.

Sam Allen requested that the Council not approve any payments to the Pony Express Special Events Committee, as he couldn't find any evidence that they are a legitimate 501(c)3 charity.

Mayor Pengra closed the public hearing at 8:51 p.m.

Mayor Pengra said he remembered seeing that the Committee was an applicant for a charity designation. He was opposed to providing tax dollars to an incomplete organization. They have now moved forward. Eagle Mountain donated funds to assist with their first rodeo on the basis of its benefit to the community. The bleachers were purchased as an asset to a City facility.

Councilmember Bradley clarified there is currently no City money being directed towards the Special Events Committee.

Councilmember Gricius thanked Mr. Jerome for taking the time to answer her many question in the last two weeks.

Ms. Kofoed pointed out the City doesn't receive the certified tax rate from Utah County until sometime in June. The tax rate and the final budget are normally approved together. If the budget is passed at this meeting, the motion will have to specify the certified tax rate will be approved separately.

MOTION: *Councilmember Bradley moved to table an Ordinance of Eagle Mountain City, Utah, adopting the Eagle Mountain City fiscal year 2016-2017 budget, until the next meeting. Councilmember Gricius seconded the motion. Those voting aye: Adam Bradley, Colby Curtis, Stephanie Gricius, and Tom Westmoreland. Those voting no: Benjamin Reaves. The motion passed with a vote of 4:1.*

PUBLIC HEARING

17. ORDINANCE – Consideration of an Ordinance of Eagle Mountain City, Utah, Amending Chapter 17.100.040 of the Eagle Mountain Municipal Code for Master Site Plans and Chapter 17.60 for Landscaping, Buffering, Fencing and Transitioning.

This item was presented by City Planner Tayler Jensen. The proposed ordinance amends Chapter 17.100.040 of the Municipal Code to allow master site plans to serve as preliminary plats and amends Chapter 17.60 to require masonry or decorative concrete walls as a buffer between commercial and residential developments.

Because the approval process for industrial developments allows master site plans to serve as preliminary plats, this amendment would the Municipal Code more consistent by using the same process for commercial developments. It would also reduce a redundant step in the approval process.

The second amendment would raise the standard for buffering when required where a commercial development borders a residential or agricultural zone. This amendment is based on comments from the public. The requirement would be changed from a fence to a solid, decorative wall. Illustrations of acceptable and unacceptable walls are included in the amendment.

Mayor Pengra opened the public hearing at 9:06 p.m. As there were no comments, he closed the hearing.

MOTION: *Councilmember Westmoreland moved to adopt an Ordinance of Eagle Mountain City, Utah, amending Chapter 17.100.040 of the Eagle Mountain Municipal Code*

for Master Site Plans and Chapter 17.60.110 for Landscaping, Buffering, Fencing and Transitioning. Councilmember Gricius seconded the motion. Those voting aye: Adam Bradley, Colby Curtis, Stephanie Gricius, Benjamin Reaves and Tom Westmoreland. The motion passed with a unanimous vote.

18. AGREEMENT – Consideration of a Professional Service Agreement with Langvardt Design Group LLC, for Phase 1B of the Cory Wride Memorial Park.

This item was presented by Parks and Recreation Director Brad Hickman. The proposed professional service agreement documents the terms for the planning, landscape architecture and site design services for Phase 1B of the Cory Wride Memorial Park. Phase 1B is about 40% of the proposed park design. The agreement does not authorize construction, only the detailed design services and construction documents. The work would be done in cooperation with City staff.

The City Council previously expressed a concern about the hourly rate, so Mr. Hickman spoke to Craig Hahn of Langvardt. Mr. Hahn approved adding an hourly rate structure to the agreement, which would reduce the total contract amount if some amenities were to be eliminated from the design.

Councilmember Gricius proposed having City staff present a public open house, rather than Langvardt's staff. She felt it would allow for a more unbiased presentation, which would be more responsive to the residents' needs. Mr. Hickman responded his experience with Langvardt is they are passionate about creating a quality product that incorporates the staff's input. He felt they could present it more thoroughly.

Mr. Pili stated the City has done surveys for input from residents. Langvardt incorporated that input into the design. He asked Councilmember Gricius if her concern was with holding the open house or with Langvardt itself. She said she didn't feel the preliminary design truly reflected the residents' wishes. For instance, four pickleball courts are included, but they ranked very low in the residents' preferences.

Councilmember Bradley supported holding a public hearing, to be presented by Langvardt, to get public input on the preliminary design. He preferred delaying the vote on the agreement until after the open house.

Mayor Pengra stated he contacted Langvardt and was told they would be willing to conduct an open house within the next couple of weeks.

Mr. Hickman suggested combining this open house with the one for the design of the medians in Pony Express and Ranches Parkways, which is already in the planning process.

Councilmember Curtis expressed a preference for City staff conducting the open house.

Councilmember Westmoreland suggested posting a board in Cory Wride Park showing the preliminary design, so residents could see the design in relation to the actual location.

In reference to the contract amount, City Attorney Jeremy Cook pointed out the difficulty of determining exactly how long a given element took to design. The fee shown in the agreement is a "not to exceed" fee covering the overall deliverables.

Councilmember Curtis asked if the design would be an overall design, including future construction, or whether it should be scaled down to what this Council would realistically approve.

Councilmember Westmoreland recommended it be an overall design. Scaling back is less cumbersome than adding improvements. Mr. Hickman pointed out an overall design would allow for building infrastructure that would support future construction that might not be approved immediately.

After a lengthy discussion, Mayor Pengra called for a motion.

MOTION: *Councilmember Reaves moved to approve a professional service agreement with Langvardt Design Group LLC, for Phase 1B of the Cory Wride Memorial Park in the amount of \$170,170.00 and authorize the Mayor to sign the contract. Councilmember Westmoreland seconded the motion. Those voting aye: Adam Bradley, Benjamin Reaves and Tom Westmoreland. Those voting no: Colby Curtis and Stephanie Gricius. The motion passed with a vote of 3:2.*

19. RESOLUTION – Consideration of a Resolution of Eagle Mountain City, Utah, Adopting a Neighborhood Matching Grant Program.

This item was presented by Management Analyst Aaron Sanborn during Work Session, as found on page 7 of these minutes. In summary, the proposed program details the process in which HOAs apply for matching funds to complete specific park projects. There are three main project types groups can apply for: physical improvements, public safety, and historical projects. The funds for this Neighborhood Matching Grant Program were allocated by the City Council from the proceeds of the utility sale.

Councilmember Gricius was pleased to have the Parks and Recreation Advisory Board included in this process.

Mayor Pengra wanted to be sure the Council had confidence in the Parks and Recreation Advisory Board, before they vote to include them in the approval process. He didn't want the Board to experience frequent disapprovals after they study the proposed projects.

Councilmembers Gricius, Reaves and Westmoreland expressed their confidence in the Parks and Recreation Advisory Board.

Mayor Pengra invited Drew Curley, Chair of the Parks and Recreation Advisory Board, to speak. Mr. Curley thanked the Council for their confidence in the Board.

MOTION: *Councilmember Gricius moved to adopt a Resolution of Eagle Mountain City, Utah, adopting a Neighborhood Matching Grant Program. Councilmember Reaves seconded the motion. Those voting aye: Adam Bradley, Colby Curtis, Stephanie Gricius, Benjamin Reaves and Tom Westmoreland. The motion passed with a unanimous vote.*

20. CITY COUNCIL/MAYOR'S BUSINESS – This time is set aside for the City Council's and Mayor's comments on City business.

Councilmember Gricius

No comment.

Councilmember Westmoreland

No comment.

Councilmember Bradley

Councilmember Bradley encouraged business owners to participate in the Eagle Mountain Business Forum. He thanked Ms. Kofoed and her staff for conducting the Youth Council election.

Councilmember Reaves

No comment.

Councilmember Curtis

Councilmember Curtis reminded everyone of the upcoming Pony Express Rodeo and the Demolition Derby.

Mayor Pengra

Mayor Pengra thanked everyone who stayed through the entire meeting.

21. CITY COUNCIL BOARD LIAISON REPORTS – This time is set aside for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.

Councilmember Curtis reported that the Youth Council election had over 150 votes, many more than in previous elections.

22. COMMUNICATION ITEMS
 - A. Upcoming Agenda Items
 - B. Financial Report

23. ADJOURNMENT

MOTION: *Councilmember Curtis moved to adjourn the meeting at 10:03 p.m. Councilmember Gricius seconded the motion. Those voting aye: Adam Bradley, Colby Curtis, Stephanie Gricius, Benjamin Reaves and Tom Westmoreland. The motion passed with a unanimous vote.*

SPECIAL REDEVELOPMENT AGENCY MEETING – CITY COUNCIL CHAMBERS

BOARD MEMBERS PRESENT: Board Chair Chris Pengra, Board Members Adam Bradley, Colby Curtis, Stephanie Gricius, Benjamin Reaves and Tom Westmoreland.

STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Melanie Lahman, Deputy City Recorder; Linda Peterson, Communications & Community Relations Director; Chris Trusty, City Engineer; Steve Mumford, Community Development Director; Ikani Taumoepeau, Economic Development Director; Ross Fowlks, Fire Chief; Eric McDowell, Sheriff's Deputy.

1. CALL TO ORDER – The City Council convened as the Board of Directors of the Eagle Mountain City Redevelopment Agency.

Board Chair Chris Pengra called the meeting to order at 10:04 p.m.

Mr. Pengra reviewed the appointments made at the December 1, 2015 meeting. Mr. Pengra was appointed Chair, Adam Bradley was appointed Vice-Chair and Ikani Taumoepeau was appointed Executive Director.

2. MINUTES

A. December 1, 2015 – Regular Meeting

MOTION: *Board Member Gricius moved to approve the December 1, 2015 meeting minutes. Board Member Curtis seconded the motion. Those voting aye: Adam Bradley, Colby Curtis, Stephanie Gricius, Benjamin Reaves and Tom Westmoreland. The motion passed with a unanimous vote.*

3. RESOLUTION – Consideration of a Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Adopting the Tentative Budget for Fiscal Year 2016-2017 and Setting a Public Hearing for Adoption of the Final Budget.

This item was presented by Assistant City Administrator/Finance Director Paul Jerome. Mr. Jerome stated the budget documents Economic Development Area (EDA) 2012-1 and the Parkside Community Development Area (CDA). Each project receives tax increment financing tied to specific improvements. As soon as they reach a prescribed value, they become budgetable.

EDA 2012-1 became budgetable when the land itself reached a value of \$6.5M. The budget documents the revenue and expenditures for public utilities agreed upon by Utah County, Alpine School District, Eagle Mountain City and the Central Utah Water Conservancy District. The EDA is comprised of the business and industrial area north of Wride Memorial Highway.

The Parkside CDA, which is comprised of the Porter's Crossing Town Center commercial area, will become budgetable when it reaches a value of \$7.5M.

Mr. Pili explained Utah state statute requires the City to form a Redevelopment Agency in order to offer tax increment financing. Because the EDA and CDA have only recently reached a value requiring a budget, this is the first year they are being budgeted.

The Redevelopment Agency is required to establish the time and place for a public hearing before the final budget is adopted, and adopt a final budget for fiscal year 2016-2017, by Section 17C-1-601, Utah Code Annotated, 1953.

MOTION: *Board Member Bradley moved to adopt a Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, adopting the tentative budget for fiscal year 2016-2017 and setting a public hearing for adoption of the final budget on June 21, 2016. Board Member Gricius seconded the motion. Those voting aye: Adam Bradley, Colby Curtis, Stephanie Gricius, Benjamin Reaves and Tom Westmoreland. The motion passed with a unanimous vote.*

4. ADJOURNMENT

MOTION: *Board Member Gricius moved to adjourn the meeting at 10:17 p.m. Board Member Bradley seconded the motion. Those voting aye: Adam Bradley, Colby Curtis,*

Stephanie Gricius, Benjamin Reaves and Tom Westmoreland. The motion passed with a unanimous vote.

DRAFT